

## \$644,900 - 20003 31 Avenue, Edmonton

MLS® #E4435432

**\$644,900**

4 Bedroom, 3.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

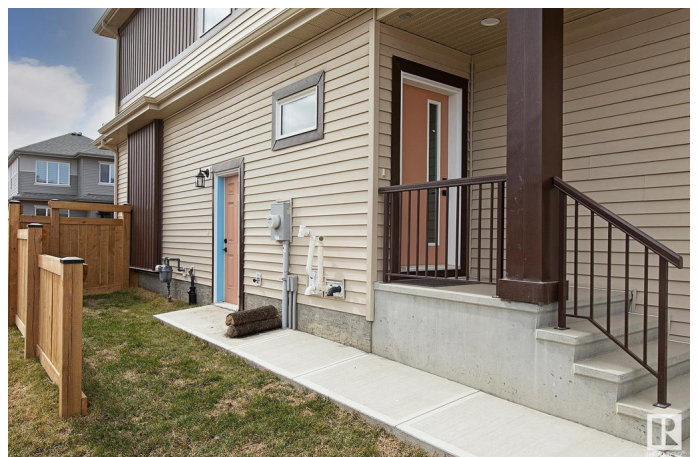
The Uplands, Edmonton, AB

Beautiful 2-storey home w/legal basement suite & attached double garage in the desirable Uplands community in west Edmonton. Over 2,500 sq ft of finished living space incl. basement. Main floor features open-to-above ceilings, vinyl plank & tile flooring, chef's kitchen w/SS appliances, quartz countertops, island & pantry. Spacious living room w/electric fireplace, dining area & deck overlooking backyard. Flooded w/natural light thanks to lg windows throughout. Upstairs offers a bonus room w/coffered ceilings, laundry, 3 bedrooms incl. a primary suite w/walk-in closet & 5-pc ensuite w/soaker tub. Legal basement suite has separate entrance, 1 bedroom, full bath, kitchen, laundry & open living space—perfect for rental income or extended family. Close to schools, shopping, healthcare & trails. A flawless, move-in ready home!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435432  |
| Price      | \$644,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,765                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20003 31 Avenue |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1N7         |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Ceiling 9 ft., Guest Suite, HRV System |
| Parking       | Double Garage Attached                 |
| Is Waterfront | Yes                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Creek, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | Zone 57       |

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Listing information last updated on June 16th, 2025 at 9:17pm MDT